068.0	0005	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,900 / 702,900
					USE VALUE:	702,900 / 702,900
					ASSESSED:	702,900 / 702,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHU GEORGE, SUELENE & MAYLENE	
Owner 2:		
Owner 3:		
Street 1:	185 SUMMER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	QUIOGUE HERBERT/IVORY -
Owner 2:	-
Street 1:	185 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,279 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Clapboard Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12279.000	253,700	2,200	447,000	702,900
Total Card	0.282	253,700	2,200	447,000	702,900
Total Parcel	0.282	253,700	2,200	447,000	702,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.28 | /Parcel: 448.2

Legal Description

User Acct 43642

GIS Ref

GIS Ref

Insp Date 10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 068.0-0005-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,800	2200	12,279.	447,000	703,000	703,000	Year End Roll	12/18/2019
2019	101	FV	225,300	2300	12,279.	453,400	681,000	681,000	Year End Roll	1/3/2019
2018	101	FV	198,500	2300	12,279.	338,400	539,200	539,200	Year End Roll	12/20/2017
2017	101	FV	198,500	2300	12,279.	306,500	507,300	507,300	Year End Roll	1/3/2017
2016	101	FV	190,000	2300	12,279.	293,700	486,000	486,000	Year End	1/4/2016
2015	101	FV	179,100	2400	12,279.	249,000	430,500	430,500	Year End Roll	12/11/2014
2014	101	FV	179,100	2400	12,279.	236,300	417,800	417,800	Year End Roll	12/16/2013
2013	101	FV	179,100	2400	12,279.	224,800	406,300	406,300		12/13/2012

!5882!

PRINT

Date	Time
12/10/20	20:42:34

LAST REV

Date	Time
12/02/20	10:52:53
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUIOGUE HERBERT	68751-138		1/12/2017	Change>Sale	600,000	No	No		
SOMMERFELD WILL	53267-41		7/24/2009		375,000	No	No		
MURRAY FREDERIC	23520-473		8/10/1993		182,000	No	No		Y

USER DEFINED

Prior Id # 1:	43642
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2017	959	Heat App	8,000	C				
6/15/2017	696	Alterati	2,000	C				remove wall btw ki
6/12/2017	668	Dormers	19,000	O				34 dormer w/2 bedr
5/23/2017	608	Dormers	46,300	O				
3/13/2017	258	Redo Kit	10,000	C				
2/24/2017	190	Manual	1,000	C				
2/10/2017	149	Redo Bat	5,000	C				
7/15/1997	399	Manual	7,500					REROOF/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Entry Denied	DGM	D Mann
10/5/2018	MEAS&NOTICE	CC	Chris C
3/5/2018	SQ Returned	EMK	Ellen K
11/7/2017	Measured	DGM	D Mann
11/7/2017	Permit Visit	DGM	D Mann
11/7/2017	Left Notice	DGM	D Mann
8/30/2016	Meas/Inspect	DGM	D Mann
5/26/2009	Measured	189	PATRIOT
4/20/2000	Inspected	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12279		Sq. Ft.	Site		0	70.	0.52	5			Med. Tr	-10	Topo	-10			447,008						447,000	

Total AC/HA: 0.28189 | Total SF/SM: 12279 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 447,008 | Spl Credit | Total: 447,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	90051
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311718
Depreciation:	57980
Depreciated Total:	253739

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

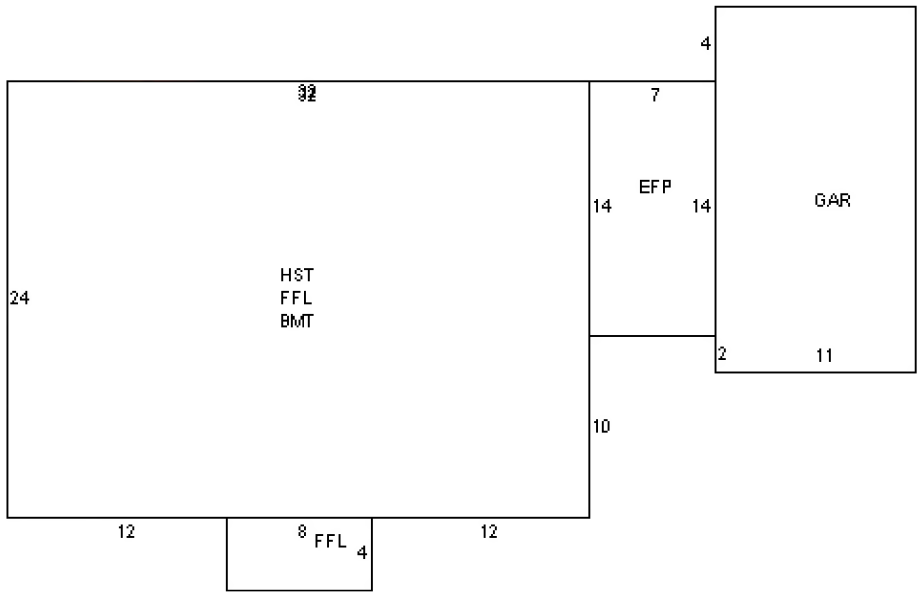
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	140.320	112,255
BMT	Basement	768	57.880	44,453
HST	Half Story	384	140.320	53,882
GAR	Garage	220	26.100	5,741
EFP	Enclos Porch	98	54.450	5,336

Net Sketched Area:	2,270	Total:	221,667
Size Ad	1184	Gross Are	2654	FinArea	1568
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	111.76
Final Total:	253700	Val/Su SzAd	214.27

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0005-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X18	A	AV	1997	9.47	T	17.6	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:		Total:	2,200